

Minutes of the 4th meeting of 1991 of C.D.A Board.

The Board meeting was held on Thursday the 27th June, 1991 at 10.00 A.M. in the Conference Room of the Capital Development Authority. The following attended:-

1. Mr. Farid ud Din Ahmad,
Chairman. - In chair.
2. Mr. Shamsher Ali Khan,
Chief Commissioner, ICT.
Ex-Officio Member.
3. Mr. Muhammad Rafiq Ahmad,
Member Engineering.
4. Mr. Ahmad Waqar,
Financial Adviser/Member.
5. Mr. S. Bilal Ahmed,
Member Administration.
6. Mr. Ajaz A. Khan,
Secretary.

2. Mr. Shahid Rafi, Commissioner, Rawalpindi could not attend and sent his regrets.

3. The following were also present:-

1. Director General, Services.
2. Director General, Design.
3. Dy. Director General (Planning).
4. Director, Public Relations.
5. Director, Lands & Rehabilitation.

4. The meeting started with the recitation from the Holy Quran.

5. The minutes of the 3rd meeting were presented for confirmation. Amendments proposed by Member (Administration) and FA/Member were discussed.

and following decisions were taken:-

- a) From decision (i) under item No. 3 of the minutes, the words " and the Lohi Bhir areas" should be deleted.
- b) In the table under decision(ii) of item No.4 of the minutes, against S.Nos.8, 9 & 10 of the trades viz. Timber, Truck/Bus Stand & Workshops "Residence not allowed" should be replaced with "Residence/Office" in the column titled 1st Floor. In the case of Timber Market a condition for provision of adequate fire protection should be imposed.
- c) Before the revised Summary, as decided under item No.10 of the minutes, is submitted to the Prime Minister, a comprehensive survey of all land along the Nullahs should be carried out with a view to reclaim the land. The survey should ^{be} completed within 2 months, and a Summary be put up for consideration of the Board.

Action:- D.D.G.(P)/Memd(P)

The minutes of the 3rd meeting were then confirmed with the above amendments/decisions.

6. The Board then took up consideration of items included in the agenda. Brief account of the discussion and the decisions taken is as follows:-

1. Permanent Location of Nurseries in Islamabad.

The D.D.G(Planning) explained the proposal. After some discussion following decisions were taken.

Decision.

- (i) Since the lease of the existing nurseries

has been extended upto the year 2000 A.D.,
the question of their shifting is pre-mature.

- (ii) The proposal of the Minister for Food, Agriculture
and Cooperatives should be considered independently.

Revision of Acquisition & Rehabilitation Policies.

The Director, Lands & Rehabilitation explained the case. The present
and previous Land Acquisition & Rehabilitation policies and practices
were discussed at length. After detailed discussion, following
decisions were taken:-

Decisions.

- (i) Payment of compensation for Bheka Sayyedon
should be made immediately, and sectors F-11 & G-11
should be got vacated by 15th July, 1991.
- (ii) As the survey of built up property in sectors
F-12 & G-12 has reportendly been completed, the
acquisition of all structures and trees etc; in
these Sectors (F-12 & G-12) should now be expedited.
- (iii) A comprehensive survey of all structures in C to G
Sectors under 13 & 14 Series should be carried out
as a Project and completed within 2 months. For
this purpose 7 teams, each headed by an Asstt.
Director (Grade-17 Officer), should be constituted
by the Director, Lands & Rehabilitation. These survey
teams should be provided with transport.

(iv) In future, simultaneous acquisition of land with all structures & trees etc; should be done. Physical possession of land and structures etc; should also be taken simultaneously and properly managed.

(v) Consideration of other proposals in the Summary was deferred.

Action :- Dir. L & R / Member (P).

Privatization of Sanitation Services in Islamabad.

The D.G.(Services) explained the case. After some discussion, following decisions were taken:-

Decisions.

(i) The proposal for privatization of Sanitation Services in Sector G-7 as a pilot project was agreed in principle.

(ii) In the first instance, the proposal should be advertized on all Pakistan basis to attract suitable private parties. In case there is no response, then negotiations may be carried out with M/s. Ghulam Hussain & Sons by a Committed consisting of the D.G.(Services), Secretary to Board and the D.M.A., who should then draw detailed terms & conditions of contract & put for approval of the Board.

(iii) The question of ultimate disposal of garbage should

be examined by the D.G.(Services), and a proposal for installation of Incinerator should be put up within 2 months.

Action:- DMA/D.G.(Services).

Implementation of Water Charges Recovery Clause-6, Additional Terms & Conditions of Agreement.

Member(E) explained the case. FA/Member observed that on the basis of NIT the contractor had included 1½ water charges in his quotations. If the recovery is not made from the contractor, he will thus derive extra benefit to that extent.

After some discussion, consideration of the Summary was deferred till the next Board meeting. It was desired that in the mean time the D.G.(Services) should enquire into the matter as to how the Water Meter Division expressed its inability to provide water connection due to scarcity of water, and advised to ask the contractor to make his own arrangement.

Action:- D.G.(Services).

5. Payment of Dues of Mr. Sadeqain for the Calligraphic Work done At Faisal Mosque.

The proposal for payment of Rs. One lac for the Calligraphic Work done by Mr. Sadeqain was approved, subject to production of succession certificate before payment.

Action:- Project Director F.M.

6. Delegation of Powers.

The Summary submitted by Director, Audit & Accounts was explained by FA/Member. The amendment as proposed in the Summary was approved. Accordingly the entries in columns 2 and 3 against S.No.97

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of the Schedule of Administrative Powers (DOI 25/85-
revised) should be changed as follows:-

97. (a) Sanction to Pension/Gratuity.

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|----------------------|---------------------|
| (i) BPS 18 and above | Chairman. |
| (ii) BPS 11 to 17 | Member concerned. |
| (iii) BPS 1 to 10 | Director concerned. |

(b) Sanction of Anticipatory Pension/Gratuity.

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|----------------------|----------------------------------|
| (i) BPS 16 and above | FA(Member). |
| (ii) BPS 1 to 15 | Director, Audit
and Accounts. |

1. Seniority of Medical Officers.

Consideration of the Summary was deferred till the next meeting.

8. Issue of Completion Plans in respect of Plot Nos. 8-A, 8-B & 8-C in Markaz Diplomatic Enclave, Islamabad.

Since Member(P) was not present, consideration of the Summary was deferred for till the next meeting.

9. Allotment of Land for the Office of Federation of Pakistan Chambers of Commerce and Industry.

The Summary was considered. It was felt that the Federation of Pakistan Chambers of Commerce and Industry are demanding too big an area as compared to the Islamabad Chamber. After some discussion, following decision was taken:-

Decision.

The Federation of Pakistan Chambers of Commerce
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and Industry should be asked to curtail their plan/demand.

Action:- Dir. G.O-II/Member (A).

Transfer of plots.

The case was explained by Member (Administration), the following decisions were taken:-

Decisions.

- (i) The substitution proposed in Annexure II of the Summary, to Chapter IX of the Land Disposal in Islamabad Regulation, 1988 dealing with transfer of plots was approved.

Action:- DEM-1/Member (A)

- (ii) The FA/Member was requested to get the rates for Transfer fees revised, and put up for consideration in the next Board meeting.

Action:- Dir. P.E.C./FA/Member (A)

11. Court case Titled M/s. Javed Hotels (Pvt) Ltd V/s. C.D.A.

It was decided that the case should be contested in the Court.

12. Waiver of Extension Surcharge and Grant of Extension in construction period without Surcharge from 1-7-1991 to 30-6-1992 in respect of plots allotted to Pakistanis residing in Kuwait.

The proposal to grant free of charge extension in the construction period upto 30.6.1992 was approved, subject to verification of original documents such as passport, identification card issued by the authorities concerned in Kuwait etc.

Action:- DEM-1/Member (A)

13. Revision of Criteria for Condonation of Compounding Charges.

The D.G. (Design) explained the case. After some discussion,

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following decisions were taken:-

Decisions.

- (i) Henceforth condonation of compounding charges upto Rs.20,000/- shall not be allowed.
- (ii) In cases where the compounding charges work out more than Rs.20,000/- condonation of 1/4 compounding charges may be considered beyond Rs.20,000/-.
- (iii) No condonation shall be considered for plots measuring 600 square yards and above.
- (iv) In all such cases where compoundable violations have been committed, the architects who certify completion of the buildings under their supervision should be proceeded against.

Action:- D.G (Design).

25 (Service)

Copy - Chief Engineer
Chief Engineer
Chief Engineer